050.A	0001	0013.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	624,100 /	624,100
USE VALUE:	624,100 /	624,100
ASSESSED:	624,100 /	624,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13		RUSSELL PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KILEY STEPHEN W/JACQUELINE M
Owner 2:	
Owner 3:	
Street 1:	13 RUSSELL PL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HARTNETT ELINOR A -
Owner 2:	-
Street 1:	13 RUSSELL STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 1368 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	624,100			624,100
Total Card	0.000	624,100			624,100
Total Parcel	0.000	624,100			624,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 456.21 | /Parcel: 456.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	250126
GIS Ref	
GIS Ref	
Insp Date	09/26/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 050.A-0001-0013.0

!14745!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	612,800	0	.		612,800	612,800	Year End Roll	12/18/2019
2019	102	FV	577,300	0	.		577,300	577,300	Year End Roll	1/3/2019
2018	102	FV	524,700	0	.		524,700	524,700	Year End Roll	12/20/2017
2017	102	FV	469,900	0	.		469,900	469,900	Year End Roll	1/3/2017
2016	102	FV	469,900	0	.		469,900	469,900	Year End	1/4/2016
2015	102	FV	454,900	0	.		454,900	454,900	Year End Roll	12/11/2014
2014	102	FV	401,400	0	.		401,400	401,400	Year End Roll	12/16/2013
2013	102	FV	384,400	0	.		384,400	384,400		12/13/2012

PRINT

Date	Time
12/11/20	04:33:36

LAST REV

Date	Time
08/02/18	10:46:29
danam	

USER DEFINED

Prior Id # 1:	34812
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14745

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARTNETT ELINOR	48588-24		11/30/2006		350,000	No	No		
RUSSELL PLACE D	41493-508		11/24/2003		369,900	No	No		DEEDED ECL. USE PARKING 1 CAR

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2017	Measured	DGM	D Mann
1/29/2004	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	0	Sq. Ft.	Site		0	0.	0.00	7511													G5	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:	Spl Credit	Total:

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.
Sty Ht:	0 - 1 St condo
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2003	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	10 - None	0	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	2.048000097
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.8	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		4.8	%

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	0.93859649
Const Adj.:	1.04469740
Adj $ / SQ:	240.235
Other Features:	44979
Grade Factor:	1.21
NBHD Inf:	1.45000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	655516
Depreciation:	31465
Depreciated Total:	624051

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 3		BRs: 1			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	
Totals			
1	3	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	421.49
Special Features:	0	Val/Su Net:	456.21
Final Total:	624100	Val/Su SzAd	456.21

SKETCH

UnSketched SubAreas:
GLA: 1368,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,368	240.230	328,641

Net Sketched Area:	1,368			Total:	328,641
Size Ad	1368	Gross Are	1368	FinArea	1368

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 050.A-0001-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: